

AVAILABLE FOR LEASE

Retail Opportunity in the Heart of 14th Street



3,970 RSF

Great Branding
Opportunity



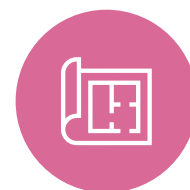
BUILDING FRONTAGE



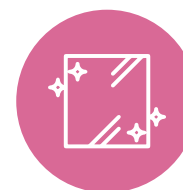
EXTERIOR ENTRANCE

Showcase your brand on 14th Street.

1626 14th St NW offers a major branding opportunity on 14th Street with a rare open and airy layout. The opportunities in this space are endless as the floor plans offer superior flexibility. *PLEASE DO NOT DISTURB THE CURRENT OCCUPYING TENANT*



**3,970
SQUARE FEET**
ON ONE LEVEL



**49 FEET OF
WINDOWS**
MIDDLE OF 14TH ST



**BRANDING
OPPORTUNITY**
UNMATCHED SIGNAGE



**PRIVATE
PARKING**
UP TO 5 SPACES



1626 14TH STREET, NW | WASHINGTON, D.C. 20009

Exceptionally Positioned.

The building is perfectly located at the “50 yard line” of 14th street – DC’s most exciting entertainment/shopping corridor. This is an unmatched opportunity to be part of the rich retail co-tenancy, drawing in all crowds from local, regional, and out of town visitors.



Most Exciting Block In Town.



**269,582
PEOPLE**

Within 1 mile
from 1630 14th St



**4,065
HOMES**

Within 0.25 mile
from 1630 14th St



**1,800+ NEW
RESIDENTIAL**

Units along the
14th street corridor



**\$186,874
INCOME**

Average household
income within 0.25 mile



**83%
HIGHER ED+**

Bachelors degree
& up within 0.25 mile



Never Ending Excitement

This bustling street is commonly known for it's chef driven restaurants, popular brands, and first class home good stores. It has become one of Washington, D.C.'s most successful and well established retail hubs with over 75+ shops to explore.



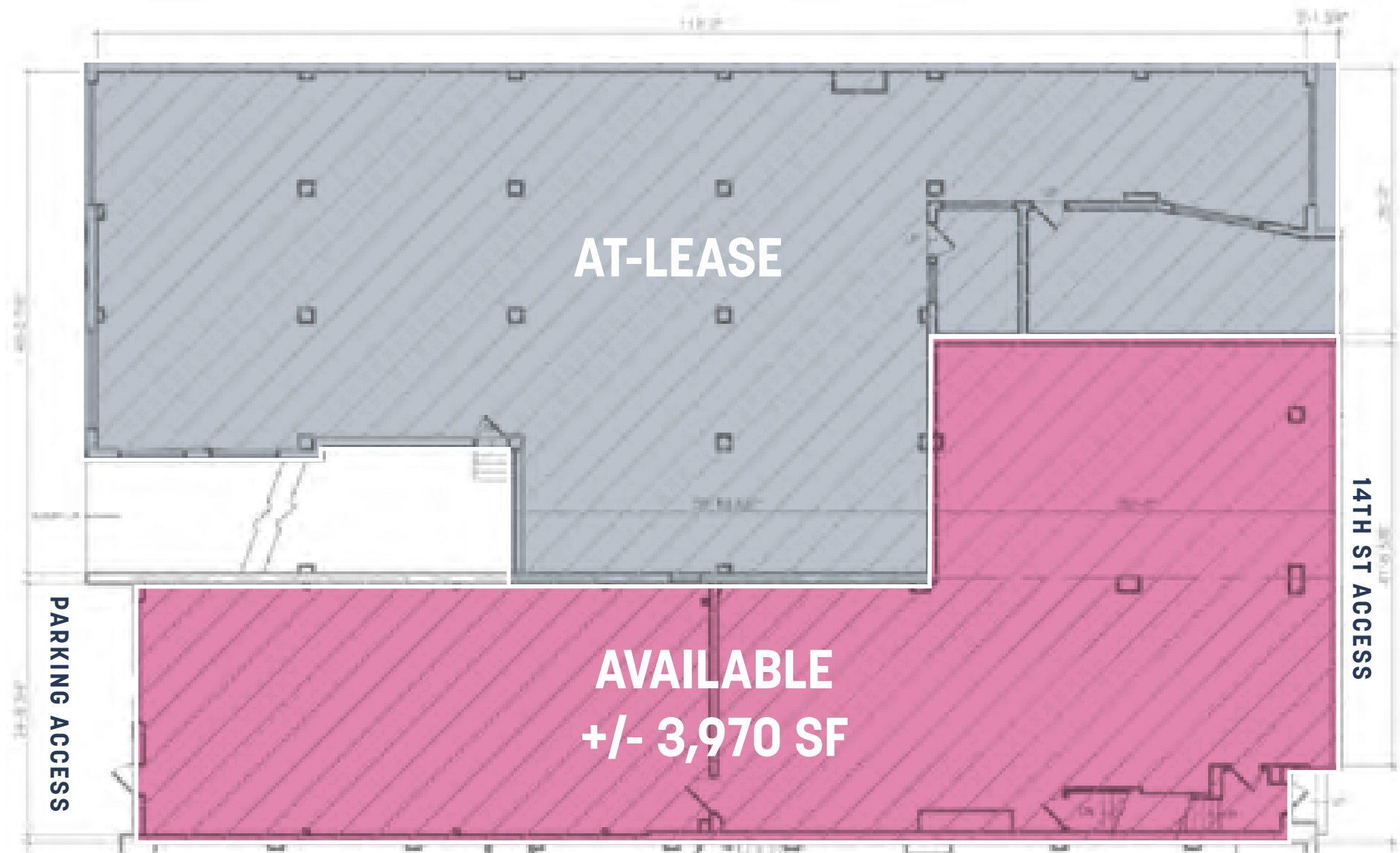
Building Floor Plans

One-story space +/- 3,970
Total RSF with 15' - 18' slab to
slab ceiling heights and 49
feet of glass frontage.



PARKING LOT

IN THE REAR OF BUILDING



GROUND FLOOR

IMMEDIATE ACCESS TO PARKING & 14TH STREET

Unique Space Available For Lease



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